

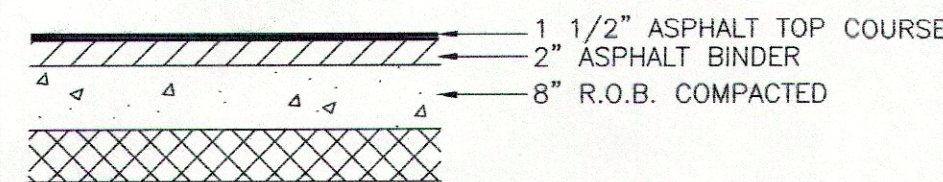
PARKING SPACE DETAIL

- HANDICAPPED SPACE TO MEET ALL STATE CODE REQUIREMENTS
- ALL STRIPING FOR THE HANDICAPPED SPACE MUST BE BLUE.
- WHEN A STANDARD SPACE ADJOINS A HANDICAPPED SPACE, A DOUBLE LINE SHOULD BE INSTALLED, ONE BLUE, ONE WHITE.



HANDICAPPED SIGN DETAIL

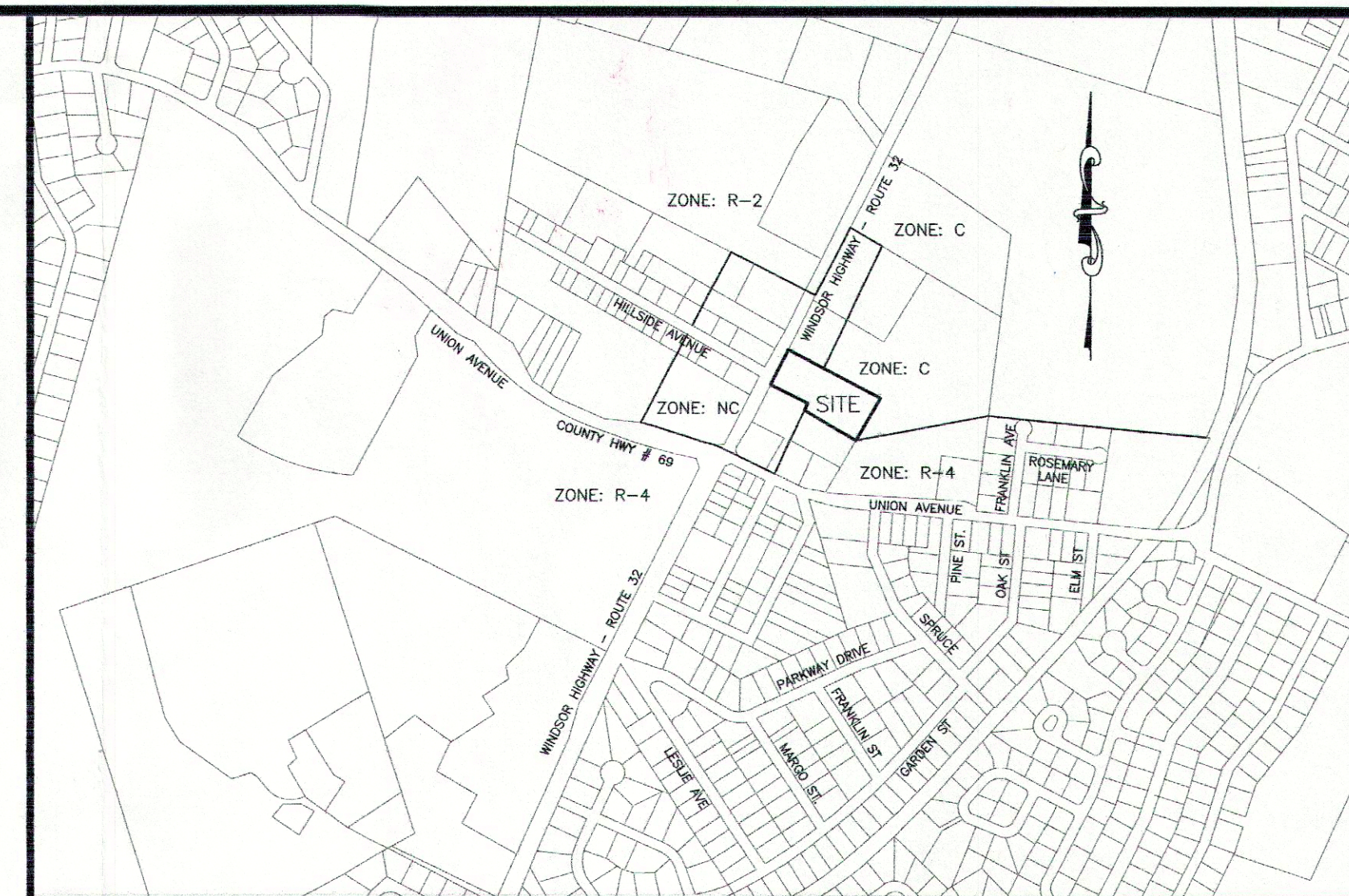
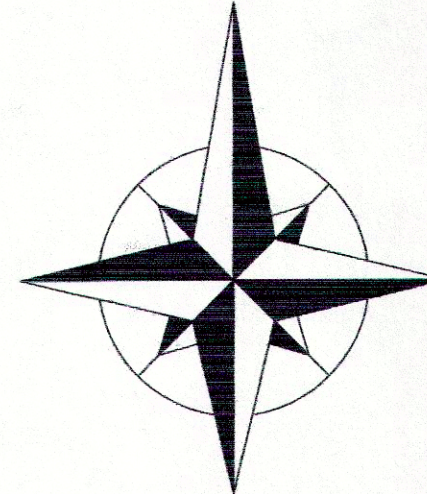
(MOUNT ON BOLLARD AT H.C. STALL)



PARKING AREA DETAIL

N.T.S.

FILED MAP NORTH



LOCATION MAP

LEGEND

- UTILITY POLE
- OVERHEAD UTILITY LINES
- ANCHOR
- CHAIN LINK FENCE LINE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- WATER SHUTOFF VALVE
- EXISTING LIGHT POLE
- EXISTING SHRUB
- EXISTING TREE

MAP REFERENCE:

BEING SHOWN AS LOT #1, ON A MAP ENTITLED "MINOR SUBDIVISION & LOT LINE CHANGE, PLAN FOR: PLEASANT ACRES NURSERY, INC., TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK", PREPARED BY ELIAS D. GREVAS, L.S., DATED 4 AUG. 1986, LAS REVISED 12/8/86 AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON DECEMBER 15, 1986 AS MAP NUMBER 8011.

REFERENCING AN ADJOINING SUBDIVISION MAP ENTITLED "MINOR SUBDIVISION LANDS OF LEONARD SARINSKY, TOWN OF NEW WINDSOR, ORANGE CO., NEW YORK", PREPARED BY SIDNEY L. HOROWITZ, C.E. AND FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON NOVEMBER 29, 1977 AS MAP NUMBER 4325.

NOTES:

- FIELD SURVEY PERFORMED WITH 6" TO 12" OF SNOW COVER.
- PROPERTY OWNER AND APPLICANT: EUGENE AND JANN HECHT
161 WINDSOR HIGHWAY
NEW WINDSOR, NEW YORK 12553
- THE BUILDING AND PARKING AREAS ARE EXISTING, NO ADDITIONS ARE PROPOSED.
- PROPOSED IMPROVEMENTS ARE LIMITED TO CHANGING THE USE OF THE 40' x 60' STORAGE BUILDING INTO RETAIL SALES.
- THIS PARCEL UTILIZES TOWN WATER AND SEWER.
- TOPOGRAPHY BASED ON AN ASSUMED DATUM AND ACTUAL FIELD LOCATION.
- THERE IS NO DUMPSTER ON PREMISES.
- VARIANCE FOR THE NEWLY CONSTRUCTED SIGN WAS GRANTED ON APRIL 14, 2003, AND NOTED AS CASE #03-14, THE VARIANCE IS FOR A SIGN WITH 96 Sq. Ft. (TOTAL ALL FACES).
- FORMER APPROVAL FOR PLANNING BOARD PROJECT #10-03 ON MARCH 24, 2010.

SURVEY PLAT & AMENDED SITE PLAN

FOR LANDS OF:

EUGENE & JANN HECHT

FOR THE FOLLOWING USES:

TRUCK & TRAILER DEPOT
and ECONO TOWING

161 WINDSOR HIGHWAY (N.Y.S. ROUTE 32)
TOWN OF NEW WINDSOR,
COUNTY OF ORANGE, STATE OF NEW YORK

SCALE: 1" = 40 FEET
DATE: OCTOBER 5, 2010

REVISED: FEBRUARY 9, 2011 - PARKING AND LIGHTING

TAX MAP DESIGNATION: SECTION 9, BLOCK 1, LOT 25.4

DEED REFERENCE: LIBER 11035 PAGE 1649

TOTAL AREA: 102,682 Sq. Ft. or 2.3572 Acres

NWPB PROJECT #10-25

PLANNING BOARD APPROVAL BLOCK:

PREPARED BY:
MARGARET M. HILLRIEGEL
LICENSED
LAND SURVEYOR
372 OREGON TRAIL
PINE BUSH, NEW YORK 12566
PHONE #: (845) 744-2072



ZONING REGULATIONS:

ZONE: C - DESIGN SHOPPING

MINIMUM REQUIREMENTS:	EXISTING:
LOT AREA	40,000 S.F.
LOT WIDTH	200 FT.
FRONT YARD	60 FT.
REAR YARD	30 FT.
SIDE YARD	30 FT.
BOTH SIDE YARDS	70 FT.
STREET FRONTAGE	N/A

MAXIMUM ALLOWED	
HEIGHT 12" PER FT TO NEAREST LINE	24 FT.±*
FLOOR AREA RATIO:	0.5
DEVELOPMENT COVERAGE:	85 %

* PRE-EXISTING NON-CONFORMING
NOTE: ALL BUILDINGS ARE EXISTING

BUILDING COVERAGE: 4,730 S.F.
BUILDING COVERAGE %: 4.6 %

PAVEMENT COVERAGE: 8310 S.F.
PAVEMENT COVERAGE %: 8.1 %

OPEN SPACE: 36,610 S.F.
OPEN SPACE %: 35.6 %

PARKING REQUIREMENTS:

22 SPACES BOTH EXISTING AND PROPOSED ON PAVED PARKING AREA INCLUDING TWO HANDICAPPED SPACES PLUS 7 PARKING SPACES FOR THE SIDE OF THE BUILDING

EXISTING USE: NO NAME INSURANCE: OFFICE
1 SPACE PER 150 S.F. - 990 S.F. = 6.6 SPACES REQUIRED

EXISTING USE: ECONO TOWING: OFFICE - SERVICE ESTABLISHMENT
1 SPACE PER 150 S.F. - 1190 S.F. = 7.9 SPACES REQUIRED

EXISTING USE: TRUCK AND TRAILER: OFFICE & SHOWROOM
1 SPACE PER 150 S.F. - 890 S.F. = 6 SPACES REQUIRED

EXISTING USE: TRUCK AND TRAILER: GARAGE
4 SPACES PER BAY = 4 SPACES REQUIRED
PLUS 1 SPACE PER 300 S.F. SURROUNDING AREA: 4 SPACES REQUIRED

PROPOSED USE: TRUCK AND TRAILER: RETAIL SALES
1 SPACE PER 150 S.F. - 2,400 S.F. = 16 SPACES REQUIRED

TOTAL SPACES REQUIRED: 45 SPACES
TOTAL SPACES EXISTING AND PROPOSED: 46

CERTIFIED TO:
EUGENE HECHT, JANN HECHT,
LAWYERS TITLE INSURANCE CORPORATION,
WALDEN SAVINGS BANK, ITS SUCCESSORS AND/OR
ASSIGNS FOR THIS MORTGAGE ONLY,
THE TOWN OF NEW WINDSOR,

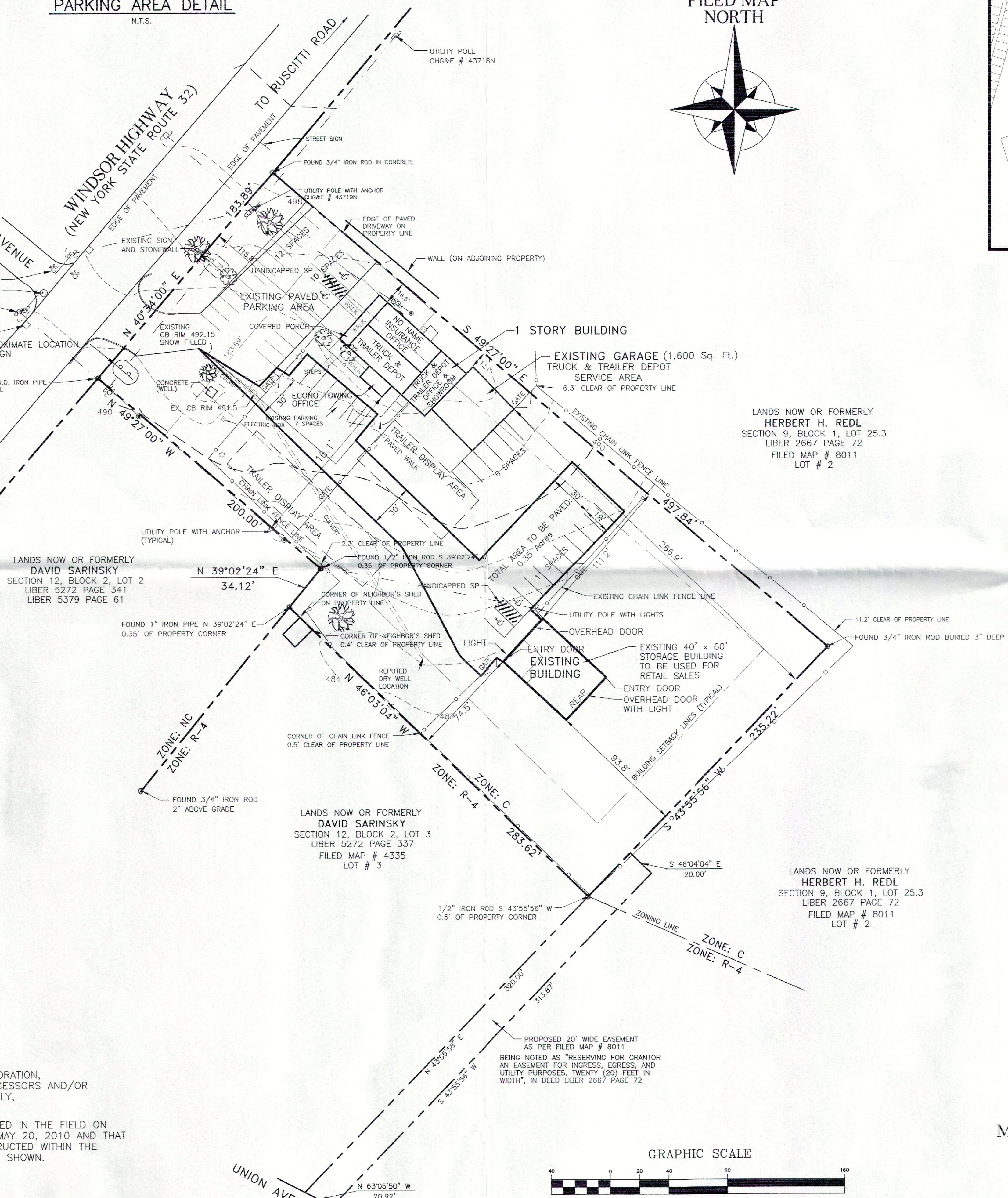
TO BE A TRUE SURVEY PERFORMED IN THE FIELD ON
MARCH 11, 2003, UPDATED ON MAY 20, 2010 AND THAT
NEW BUILDING HAS BEEN CONSTRUCTED WITHIN THE
BUILDING SETBACK LINES AND AS SHOWN.

MARGARET M. HILLRIEGEL L.S.
N.Y.S. LIC. NO. 50253

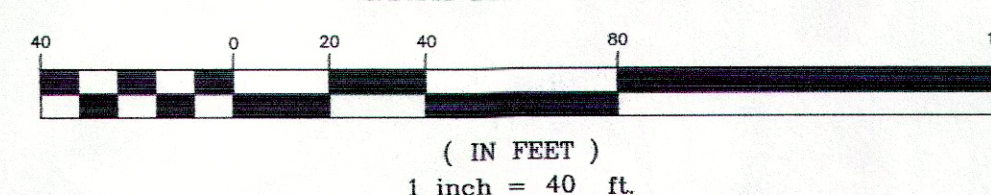
CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS
PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR
LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF
PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY
TO THOSE NAMED INDIVIDUALS AND/OR INSTITUTIONS FOR WHOM THE
SURVEY IS PREPARED. CERTIFICATIONS ARE NOT TRANSFERABLE TO
ADDITIONAL INDIVIDUALS, INSTITUTIONS, THEIR SUCCESSORS AND/OR
ASSIGNS OR SUBSEQUENT OWNERS.

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A
LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209,
SUBDIVISION 2 OF THE N.Y. STATE EDUCATION LAW. ONLY COPIES FROM
THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND
SURVEYORS INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED
TO BE VALID TRUE COPIES.

SUBJECT TO AN UP TO DATE ABSTRACT OF TITLE.
SUBJECT TO UNDERGROUND UTILITIES AND EASEMENTS NOT RECORDED
AND/OR NOT VISIBLE AT THE TIME OF FIELD SURVEY.



GRAPHIC SCALE



RECEIVED FEB 15 2011

10-25 1